Bill Garrett Davidson County
Batch# 90228 DEEDWARR
05/08/2018 03:07:14 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20180508-0044171

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. [redacted]

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $310,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of May, 2018.

Notary Public
My Commission Expires: 8-20-19

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Deborah Haynes 5817 Vine Ridge Drive Nashville, TN 37205	New Owner	Tax Parcel ID No. 10212002600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stuart J. Currie and Bridget A. Currie, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deborah Haynes and Benjamin F Haynes, husband and wife and Benjamin A Haynes, unmarried, as tenants in common with rights of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 128 on the Plan of Horton Heights, Section VI, of record in Plat Book 2133, Page 24, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stuart J. Currie and wife, Bridget A. Currie by Warranty Deed from William R. Enis and wife, Meredith M. Enis, recorded on the 29th day of August, 2008 in Instrument No. 20080829-0089111, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HORTON HEIGHTS, SECTION VI, as recorded in Plat Book 2133, Page(s) 24, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2106, Page 178, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 6728 Fleetwood Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of May, 2018.

Stuart J. Currie

Bridget A. Currie

STATE OF Colorado)
COUNTY OF Arapahoe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stuart J. Currie and Bridget A. Currie, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 2018.

Notary Public

My Commission Expires: November 2, 2020

ELIZABETH JASMINE VALDEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164041916
MY COMMISSION EXPIRES NOVEMBER 02, 2020